

Existing Tenants Unaffected By The Sale

FOR SALE

Residential Investment Property

Asking Price: £269,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

7 Church Street, Southport, Merseyside PR9 0QS

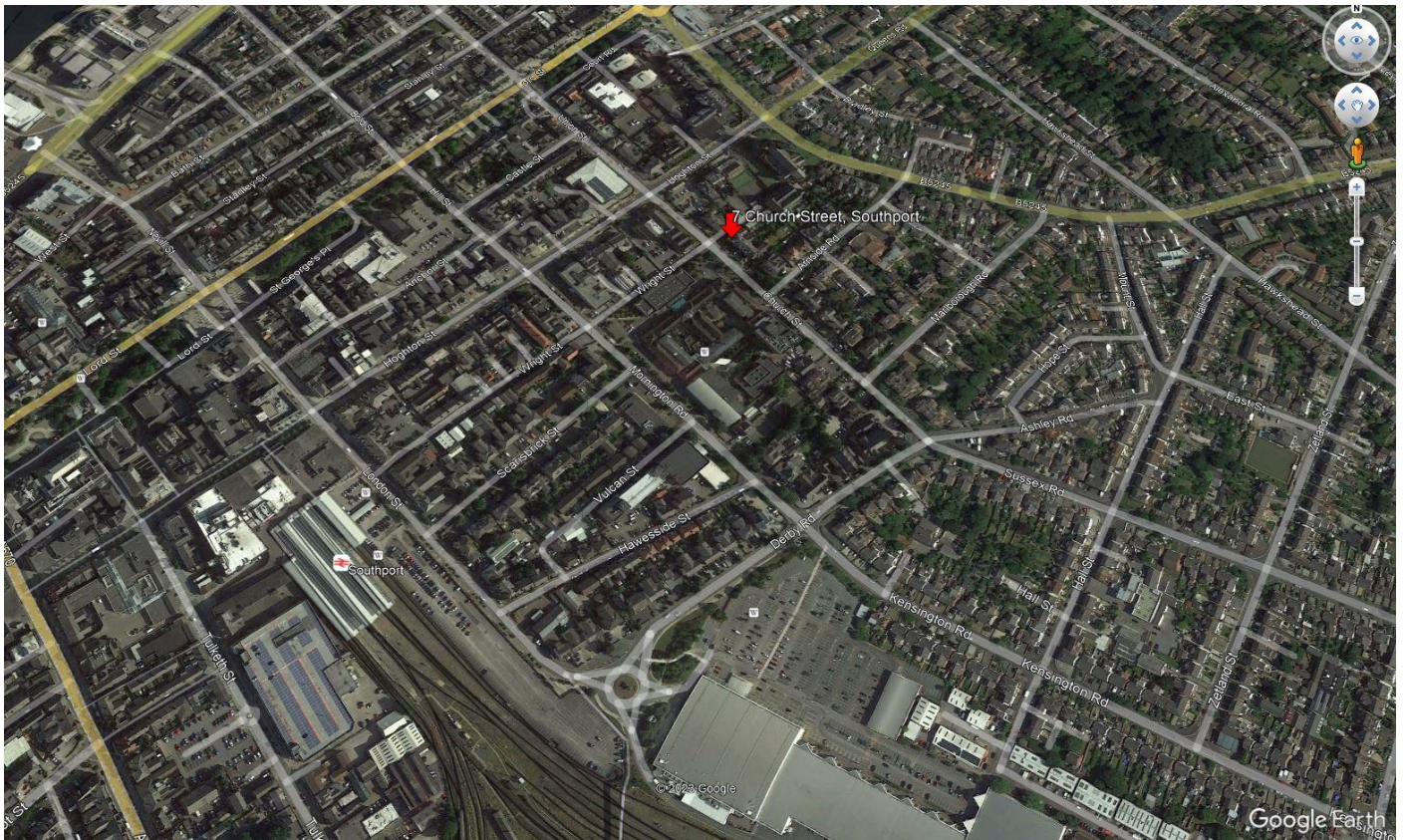
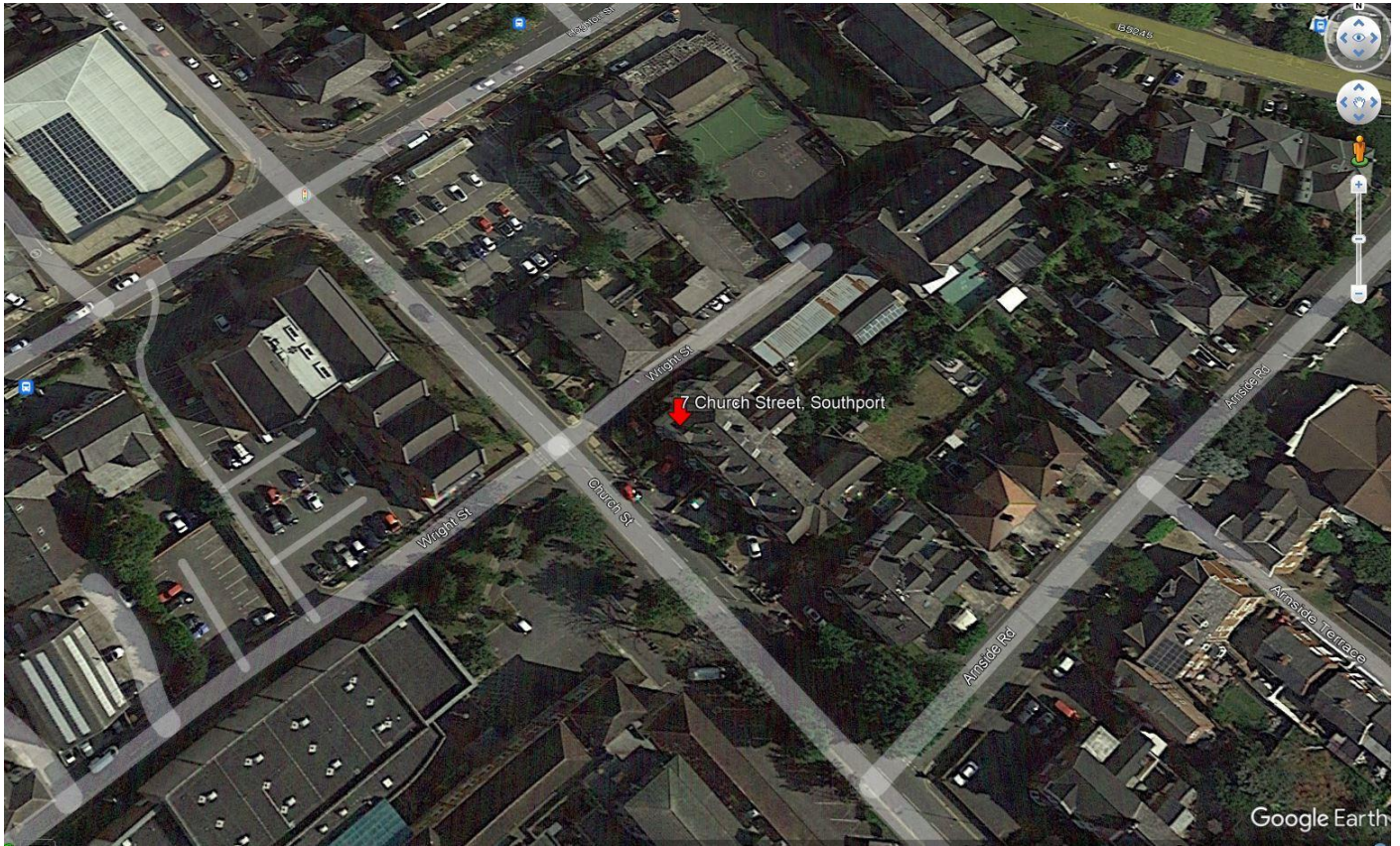


- **Four Self-Contained, One-Bedroom Flats.**
- **Existing Tenants Unaffected By The Sale.**
- **Well-Maintained Property With Each Flat Being Independently Metered For Utilities.**
- **Current Total Rent Passing - £11,040 - Reversionary, Rental - Scope To Increase Subject To Landlord's Discretion.**
- **Town Centre Position Close To Hoghton Street With Four Car Parking Spaces.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property can be found on Church Street at the junction of Wright Street, just off Hoghton Street and Church Street, which is the town's primary legal, medical and professional location, which in turn is within a short distance of Southport Town Centre. Please see aerial images below for ease of identification.



Description: The subject property is a substantial end terrace property constructed over ground and first floors, pedestrian and vehicle access is provided off Wright Street, with Flats 1 and 2 being provided to the ground floor, 3 and 4 to the first floor.

Flat 1 has been let to the same tenant since June 2017 and pays a rental of £470.00 per calendar month. This is a one bedroom flat, with a bathroom, kitchen and lounge, with attractive bay window, shower/WC, one car parking space and electric off-peak heating.

Flat 2 is currently vacant, as of September 2023 having been let out at £460.00 per calendar month, this is again a one-bedroom flat with bathroom, kitchen with lounge, shower/WC, one car parking space, electric off-peak heating and conservatory. This flat benefits from a small, paved patio/yard with double doors leading to Wright Street.

Flat 3 has been let to the same tenant since January 2015 and pays a monthly rental of £450.00 per calendar month. This is again a one-bedroom flat with shower/WC, kitchen, lounge with attractive bay window, one car parking space and electric off-peak heating.

Flat 4 is currently vacant, as of April 2023 having been let out at £395.00 per calendar month, this is a one-bedroom flat with shower/WC, kitchen, lounge, one car parking space and electric off-peak heating.

The total rental is approximately £11,040 per annum, but we believe there could be scope to increase these rentals more in line with market rents on reletting, which we believe conservatively would increase the annual rent roll to circa. £23,500 to £25,000 per annum.

Copies of the Assured Shorthold Tenancy Agreements and all other certification pertaining to the property in respect of utilities, safety certification are available on request.

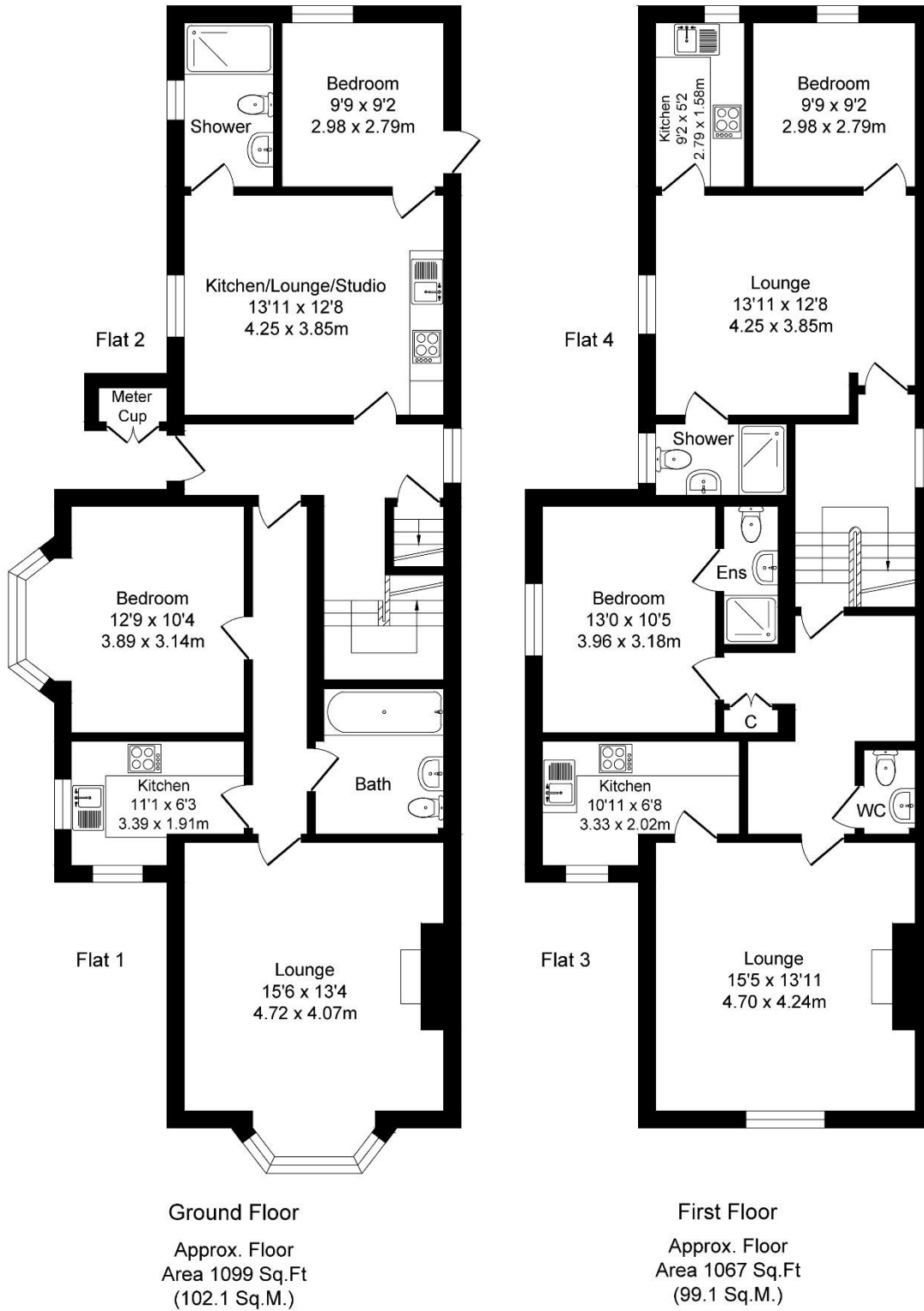


Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

Church Street

Total Approx. Floor Area 2166 Sq.ft. (201.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





Asking Price: £269,950

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would not apply to the purchase price.

Legal: Each party is to be responsible for their own legal costs.

Council Tax: The tenants are responsible for council tax, each flat has a council tax band rating of A. (Source VOA webpage).

EPC: Copies of the Energy Performance Certificates are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 05 March 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.